



General Assembly

Substitute Bill No. 1013

January Session, 2003

**AN ACT CONCERNING REAL ESTATE MARKET ANALYSES
PERFORMED BY REAL ESTATE BROKERS AND SALESPERSONS.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 20-526 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2003*):

3 The provisions of sections 20-500 to 20-528, inclusive, concerning the
4 certification, licensing, limited licensing or provisional licensing of real
5 estate appraisers shall not apply to (1) any person under contract with
6 a municipality who performs a revaluation of real estate for
7 assessment purposes pursuant to section 12-62, and (2) any licensed
8 real estate broker or real estate salesperson who estimates the value of
9 real estate as part of a market analysis performed for the owner of the
10 real estate or a designee of the owner, for a fee or other valuable
11 consideration or for no charge, for the purpose of (A) a prospective
12 listing or sale of such real estate, (B) providing information to the seller
13 or landlord under a listing agreement, or (C) providing information to
14 a prospective buyer or tenant under a buyer or tenant agency
15 agreement, provided such estimate of value shall not be referred to or
16 be construed as an appraisal.

This act shall take effect as follows:	
Section 1	<i>October 1, 2003</i>

INS *Joint Favorable Subst.*